008.0	0002	0039.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,800 /	668,800
					USE VALUE:	668,800 /	668,800
					ASSESSED:	668,800 /	668,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		MARION RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCANNELL ELINOR A
Owner 2:	
Owner 3:	
Street 1:	35 MARION RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Wood Shingle Exterior and 1178 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6180.000	184,500		484,300	668,800
Total Card	0.142	184,500		484,300	668,800
Total Parcel	0.142	184,500		484,300	668,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 567.74 | /Parcel: 567.74

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 7405

GIS Ref

GIS Ref

Insp Date 10/06/17

!796!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0039.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	184,500	0	6,180.	484,300	668,800		Year end	12/23/2021
2021	101	FV	177,600	0	6,180.	484,300	661,900		Year End Roll	12/10/2020
2020	101	FV	177,600	0	6,180.	484,300	661,900	661,900	Year End Roll	12/18/2019
2019	101	FV	161,800	0	6,180.	514,600	676,400	676,400	Year End Roll	1/3/2019
2018	101	FV	161,800	0	6,180.	375,300	537,100	537,100	Year End Roll	12/20/2017
2017	101	FV	172,600	0	6,180.	326,900	499,500	499,500	Year End Roll	1/3/2017
2016	101	FV	172,600	0	6,180.	278,500	451,100	451,100	Year End	1/4/2016
2015	101	FV	171,700	0	6,180.	272,400	444,100	444,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:02:02

LAST REV

Date	Time
04/06/21	11:07:38
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 796

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12396-78		3/15/1973		32,800	No	No		N

USER DEFINED

Prior Id # 1:	7405
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	Meas/Inspect	HS	Hanne S
1/21/2009	Meas/Inspect	336	PATRIOT
11/9/2000	Hearing N/C	189	PATRIOT
9/23/1999	Meas/Inspect	263	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6180		Sq. Ft.	Site		0	80.	0.98	1									484,319						484,300	

Total AC/HA:	0.14187	Total SF/SM:	6180	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	484,319	Spl Credit		Total:	484,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	3 - Aluminum	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	267324
Depreciation:	82870
Depreciated Total:	184453

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

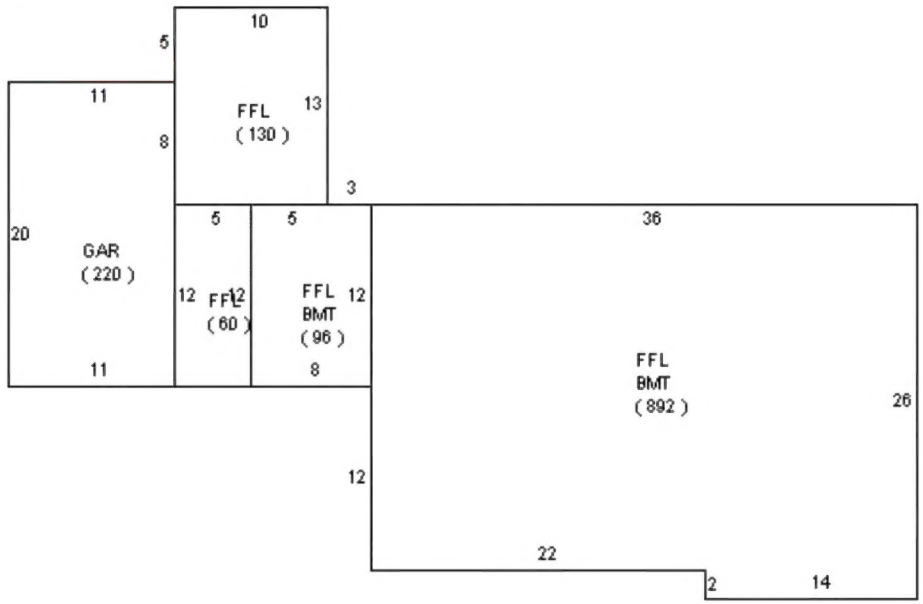
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	77.33
Final Total:	184500	Val/Su SzAd	156.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,178	134.990	159,014
BMT	Basement	988	40.500	40,010
GAR	Garage	220	26.360	5,799

Net Sketched Area:	2,386			Total:	204,823
Size Ad	1178	Gross Area	2386	FinArea	1178

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

008.0-0002-0039.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	